



TOWN OF NORTH CASTLE

WESTCHESTER COUNTY
17 Bedford Road
Armonk, New York 10504-1898

RESIDENTIAL PROJECT
REVIEW COMMITTEE
Adam R. Kaufman AICP, Chair

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RPRC DETERMINATION LETTER

Project Description: Pool and patio
Street Location: 38 WAMPUS LAKES DR
Zoning District: R-1A Tax ID: 107.02-3-53 Application No.: 2021-1117
RPRC DECISION: RPRC - Requires ZBA
Date: 12/07/2021

The above referenced application was reviewed by the Residential Project Review Committee (RPRC).

The Committee determined that Planning Board and Architectural Review Board approval of the proposed project is NOT REQUIRED.

However, the following issues will need to be addressed prior to the issuance of a building permit:

- The proposed amount of gross land coverage exceeds the maximum permitted by 2,075 square feet. The Applicant will need to secure a variance from the Zoning Board of Appeals or reduce the proposed amount of gross land coverage.
- The Town's GIS depicts streams located at the property edge along Laurel Hill Place. The Town Engineer will need to determine whether a wetlands permit would be required. Based upon a recent site visit, a wetland does not appear to be located on the property.
- The site plan should be revised to include a zoning conformance chart.
- The site plan should be revised to dimension the proposed pool patio to adjacent property lines (it must meet the setback requirement for a principal structure).
- The site plan should be revised to depict a 50 foot setback adjacent to Wampus Lakes Dr and Laurel Hill Pl.
- A small portion of the proposed patio does not meet the minimum required rear yard setback. The patio should be revised to comply with the 40 foot rear setback requirement.
- The plans shall include a note indicating the source of the survey and topographic data, including the referenced datum, utilized for the development of the plan.

- The plan shall note that the construction of all walls greater than four (4) feet in height shall be certified by the design professional prior to issuance of a Certificate of Occupancy/Completion.
- The plan shall include a pool fence and gate detail and locations. The plan shall note that the pool fence and gate shall comply with all applicable NYS Building Code requirements.
- The Building Department shall determine the need to refer the application to the Westchester County Department of Health (WCHD) for review of the relationship of the system to the proposed pools.
- The plan shall demonstrate that all required separation distances to the existing septic system have been maintained.
- The plan should show existing utilities and storm drainage piping and mitigation systems.
- Provide stormwater mitigation design calculations for the runoff generated by the net increase in impervious surface for the 25-year, 24-hour design storm event or a six (6) inch pool drawdown volume; whichever is greater. Provide details of the stormwater mitigation system.
- The applicant shall perform deep and percolation soil testing in the vicinity of the proposed mitigation system to be witnessed by the Town Engineer. The test locations and results shall be shown on the plan. Contact this office to schedule the testing.
- Provide rims, inverts, size and material for all drainage facilities. Provide details.
- The plan shall illustrate the connection between the pool equipment and drawdown mitigation practice.
- The plan shall illustrate and quantify the limits of disturbance. The plan shall note that disturbance limits shall be staked in the field prior to construction.
- Include erosion control measures on the plan, including, but not limited to, temporary construction access, silt fence, erosion control blanket, inlet protection, construction sequence, etc. Provide details.
- Show the location of the septic expansion areas on the plan. The plan shall show primary and expansion areas to be cordoned off during construction.

At this time, you must submit two hard copies of revised plans addressing the above issues, this determination letter and a completed building permit application directly to the North Castle Building Department. DO NOT START CONSTRUCTION WITHOUT A VALID BUILDING DEPARTMENT PERMIT.

If you would like to further discuss this matter, please do not hesitate to contact the Building Department.